

PROPERTY OWNERS ASSOCIATION 2<sup>nd</sup> AMENDED MANAGEMENT CERTIFICATE FOR  
**WELLINGTON AT PRESTON MEADOWS HOMEOWNERS ASSOCIATION, PHASE A, INC.**

This Management Certificate is recorded pursuant to Section 209.004 of the Texas Property Code.  
This amends all prior Management Certificates filed for this association.

*Per Texas Property Code 209.004 "The County Clerk of each county in which a Management Certificate is filed as required by this section shall record the Management Certificate in the real property records of the county and index the document as a "Property Owners' Association Management Certificate"*

State of Texas §

County of Collin §

1. Name of Subdivision: Wellington at Preston Meadows
2. Subdivision Location: Collin County
3. Name of Homeowners Association: Wellington at Preston Meadows Homeowners Association, Phase A, Inc.
4. Recording Data for Association: Plat Maps for Wellington at Preston Meadows, Phase II, are Recorded in Volume G, Page 640.  
  
Plat Maps for Wellington at Preston Meadows, Phase III, are recorded in Volume I, Page 407.  
  
Plat Maps for Wellington at Preston Meadows, Phase IV, is recorded in Volume H, Page 206.  
  
Plat Maps for Wellington at Preston Meadows, Phase V, is recorded in Volume H, Page 301.  
  
Plat Maps for Wellington at Preston Meadows, Phase VI, is recorded in Volume H, Page 451.  
  
Plat Maps for Wellington at Preston Meadows, Phase VII, is recorded in Volume I, Page 57.
5. Recording Data for Declaration: Declaration for Wellington at Preston Meadows Homeowners Association, Inc. is recorded in Book 3178, Page 770.

Revised Wellington at Preston Meadows Phase II Declaration of Covenants, Conditions and Restrictions are recorded in Book 3199, Page 675.

Memorandum of Amendment to the Homeowners Association Declaration for Wellington at Preston Meadows Homeowners Association Inc. and The Revised Wellington at Preston Meadows Phase II Declaration of Covenants, Conditions, and Restrictions is filed under Document No. 94-0113519.

First Amendment to Declaration of Covenants, Conditions and Restrictions for Wellington at Preston Meadows Phase II is filed under Document No. 92-0087939.

Declaration of Covenants, Conditions and restrictions for Wellington at Preston meadows, Phase A is filed under Document No. 91-0064772.

1<sup>st</sup> Amendment Declaration of Covenants, Conditions and Restrictions for Wellington at Preston meadows, Phase A is filed under Document No. 93-0104792.

Bylaws of Wellington at Preston Meadows Homeowners Association, Inc. are filed under Document No. 20070814001125790.

Articles of Incorporation of Wellington at Preston Meadows Homeowners Association is filed under Document No. 20070814001125790.

Second Supplemental Certificate and Memorandum of Recording of Dedicatory Instruments for Wellington at Preston Meadows is filed under Document No. 20170427000537070.

6. Other information the Association considered appropriate for the governing, administration or operation of the subdivision and homeowner's association:

The below Wellington at Preston Meadows Policies, Guidelines, and Resolutions are filed under Document No. 20210528001093210

- Billing Policy and Payment Guidelines
- Violation Enforcement Resolution
- Records Retention Policy
- Records Inspection Policy
- Membership Voting Policy
- E-mail Registration Policy
- Religious Item Display Guidelines
- Solar Energy Device Guidelines
- Roofing Material Guidelines
- Rainwater Collection Devices Guidelines
- Flag Display Guidelines
- Drought-Resistant Landscaping and Natural Turf Guidelines
- Violation Enforcement Resolution
- Application of Payments Policy
- Conflict of Interest Policy
- Electronic and Telephonic Action Policy
- Payment Plan Policy
- Standby Electric Generators Guidelines
- Uncurable Enforcement Resolution
- Guidelines for Land Use of Adjacent Lots

7. Mailing Address and Contact Information for the Association and the Managing Agent:

Spectrum Association Management  
17319 San Pedro Ave, #318  
San Antonio, TX 78232  
contact@spectrumam.com  
210-494-0659  
[www.spectrumam.com/homeowners](http://www.spectrumam.com/homeowners)

8. Fee(s) related to Property Transfer:

- Administrative Transfer Fee - \$200.00
- Resale Package = \$375.00
  - Rush for Resale Package:
    - 1 business day = \$120.00 / 3 business days = \$95.00
  - Add a Rush to an existing order = \$75.00 + Cost of a Rush
  - Update for Resale Package:
    - 1-14 days = \$15.00 / 15-180 days = \$50.00
- Statement of Account only = \$120.00
  - Rush for Statement of Account only:
    - 1 business day = \$110.00 / 3 business day = \$85.00
  - Update for Statement of Account only:
    - 1-30 days - No Cost / 31-45 days = \$50.00 / 46-90 days = \$50.00

**Prospective purchasers are advised to independently examine the Declaration, Bylaws, and all other governing documents of the Association, together with obtaining an official Resale Certificate, and performing a comprehensive physical inspection of the lot/home and common areas prior to purchase.**

THE PURPOSE OF THIS CERTIFICATE IS TO PROVIDE INFORMATION SUFFICIENT FOR A TITLE COMPANY TO CORRECTLY IDENTIFY THE SUBDIVISION AND TO CONTACT ITS GOVERNING ASSOCIATION. THIS CERTIFICATE DOES NOT PURPORT TO IDENTIFY EVERY PUBLICLY RECORDED DOCUMENT AFFECTING THE SUBDIVISION, OR TO REPORT EVERY PIECE OF INFORMATION PERTINENT TO THE SUBDIVISION. NO PERSON SHOULD RELY ON THIS CERTIFICATE FOR ANYTHING OTHER THAN INSTRUCTIONS FOR CONTACTING THE ASSOCIATION IN CONNECTION WITH THE TRANSFER OF TITLE TO A HOME IN THE SUBDIVISION. THE REGISTERED AGENT FOR THE ASSOCIATION IS ON FILE WITH THE TEXAS SECRETARY OF STATE.

Signed this 25<sup>th</sup> day of October, 2021.

Wellington at Preston Meadows Homeowners Association, Phase A, Inc.

By: Shelby Welch  
Shelby Welch (of Spectrum Association Management), Managing Agent

State of Texas §

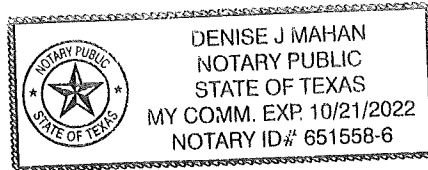
County of Bexar §

This instrument was acknowledged and signed before me on 25<sup>th</sup>,  
October, 2021 by Shelby Welch, representative of Spectrum Association

Management, the Managing Agent of Wellington at Preston Meadows Homeowners Association, Phase  
A, Inc., on behalf of said association.

Denise J. Mahan  
Notary Public, State of Texas

**After Recording, Return To:**  
**Spectrum Association Management**  
**Attn: Transitions**  
**17319 San Pedro Ave., Ste. #318**  
**San Antonio, TX 78232**



Filed and Recorded  
Official Public Records  
Stacey Kemp, County Clerk  
Collin County, TEXAS  
10/28/2021 01:07:18 PM  
\$38.00 AHASIK  
20211028002203670

Stacey Kemp